

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Robert Hurlbett Pinsker & Hurlbett 1316 Anacapa Street Santa Barbara, CA 93101  805-963-9111 805-963-2209	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>FILED</b>  <b>NOV - 8 2006</b>  <small>CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA Deputy Clerk</small> </div>
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	CASE NO.:  ND 05-14389-RR
In re: Richard Hernandez    <div style="text-align: right;">Debtor(s).</div>	

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> December 6, 2006	<b>Time:</b> 10 am
<b>Location:</b> 1415 State Street, Santa Barbara, CA 93101	

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: November 22, 2006

Description of Property to be Sold: Single family residence, 3 Bdrm, 2 Bath, Kitchen remodel is incomplete.  
 Address: 1411 S. D St.  
Oxnard, CA 93033

Terms and Conditions of Sale: \$5,000 deposit due on date of hearing. All cash sale with balance due upon close of escrow scheduled to occur 10 days after Bankruptcy Court approval of sale motion.

Proposed Sale Price: \$455,000.00 (net)

Overbid Procedure (If Any): please see attached page.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Robert E. Hurlbett  
1316 Anacapa Street  
Santa Barabara, CA 93101  
(805) 963-9111

Date: November 8, 2006

### **PROCEDURES FOR HIGHER AND BETTER BIDS**

The procedures set forth, below, for conducting this sale have been established by the trustee.

The proposed sale will be called by the Court at the captioned time and location. The Court or counsel for the trustee will inform interested parties of the terms and conditions and the procedures to be followed in bidding. Thereafter, bidding will be conducted by the Court or counsel for the trustee in the courtroom or, if appropriate, outside the courtroom following a temporary adjournment.

After all bids have been received, the trustee and/or his counsel will submit to the Court his recommendations for final approval.

Interested bidders should pre-qualify by submitting to the trustee's counsel at least the day before the sale, reasonable financial information and proof of ability to successfully complete the purchase in a timely manner.

The opening bid will be the noticed offer as described in the Motion. The minimum upset bid must be \$5,000 more than the opening bid. Thereafter bids will be received in increments of at least \$1,000, each.

Offers should not materially deviate from the noticed offer.